



2013054031 00233
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 11-25-2013 03:57:33 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3156
PG: 3196-3197

Do not write above this line

Excise Tax: \$NTC	Tax Block 4636, Lot 057, 058, 059, 060, 061, 062, 063	Parcel ID: 5896-76-0288.00 5896-66-9196.00
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Mail after recording to: Grantee

This instrument was prepared by: Stafford R. Peebles, Jr. *Box 69*

Brief description for the index:

Lots 57, 58, 59, 60, 61, 62, 63, Sunshine Development

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of November, 2013, by and between

<p>GRANTOR</p> <p>MICHAEL G. CONRAD, Executor of the Estate of Mildred C. Conrad; MICHAEL G. CONRAD and wife, EMILY CONRAD; ROBIN C. SPILLMAN (Single) and BONITA C. NIXON (Single)</p>	<p>GRANTEE</p> <p>BONITA C. NIXON</p>
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Vienna** Township, **Forsyth** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots No. 57, 58, 59, 60, 61, 62, and 63 as shown on the Map of **SUNSHINE DEVELOPMENT** as recorded in Plat Book 4 at Page 176 (1-2) in the office of the Register of Deeds of Forsyth County Register of Deeds to which map reference is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

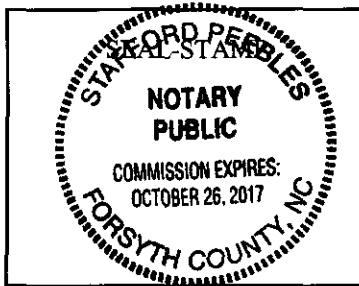
IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Michael G. Conrad (SEAL)
MICHAEL G. CONRAD, Executor of the Estate of Mildred C. Conrad

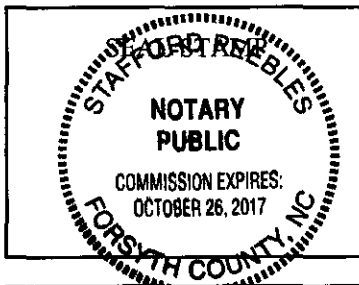
Michael G. Conrad (SEAL) Emily Conrad (SEAL)
MICHAEL G. CONRAD EMILY CONRAD

Robin C. Spillman (SEAL) _____ (SEAL)
ROBIN C. SPILLMAN (Single)

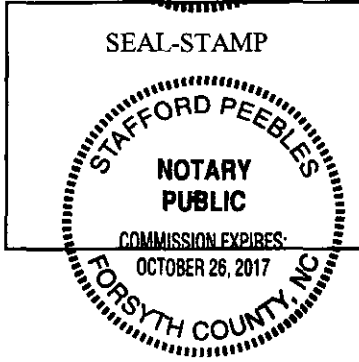
Bonita C. Nixon (SEAL) _____ (SEAL)
BONITA C. ~~DEYON~~ (Single)
NIXON



NORTH CAROLINA - FORSYTH COUNTY
I, STAFFORD PEEBLES, a Notary Public of FORSYTH County, North Carolina, certify that MICHAEL G. CONRAD, Executor of the Estate of Mildred C. Conrad, Michael G. Conrad and wife, Emily Conrad personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of November, 2013.
My Commission Expires: _____ Stafford Peebles Notary Public



NORTH CAROLINA - FORSYTH COUNTY
I, STAFFORD PEEBLES, a Notary Public of FORSYTH County, North Carolina, certify that Robin C. Spillman (Single) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of November, 2013.
My Commission Expires: _____ Stafford Peebles Notary Public



NORTH CAROLINA - FORSYTH COUNTY
I, STAFFORD PEEBLES, a Notary Public of FORSYTH County, North Carolina, certify that Bonita C. Nixon (Single) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of November, 2013.
My Commission Expires: _____ Stafford Peebles Notary Public